

TOWN PLAN AND ZONING
COMMISSION

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July 18, 2017

TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 20
FILE NO. 780

Mr. Andrew Levesque
1678 Asylum Avenue
West Hartford, CT 06117

SUBJECT: 1678 Asylum Avenue- SUP #1286-R1-17

Dear Mr. Levesque:

At its regular meeting of July 10, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following items:

1678 Asylum Avenue (University of Saint Joseph) – Application (SUP #1286-R1-17) of the University of Saint Joseph (Shawn Harrington, Senior Vice President for Finance and Strategy) seeking a Special Use Permit to construct a practice soccer field at the northeast corner of the University's property, along Albany Avenue and adjacent to Saint Mary Home. The field will be unlit and used between the hours of 8am and 8pm. A black, vinyl, chain link fence along three (3) sides (north, south, and east) of the field is proposed. (Submitted for TPZ receipt on June 5, 2017. Required public hearing scheduled for July 10, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Gillette, Second/Binkhorst) (Binkhorst seated for Akin) (Gillette seated for Ahern) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

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2. At least ten (10) deciduous shade or flowering trees shall be planted along the Albany Avenue frontage of the athletic field. A final tree planting plan shall be submitted to the Town Planner for review and approval.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by July 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **July 28, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Prestage
Vice- Chairman TPZ/IWWA

C: Peter Privitera, Interim Town Manager
Patrick Alair, Corporation Counsel
Kimberly Boncham, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Duane Martin, Town Engineer
Kristen Gorski, Economic Development Specialist

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